

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON OCTOBER 18, 2006
(Approved November 15, 2006)

The Planning Commission held their monthly meeting on Wednesday, October 18, 2006. Present for the meeting were Harold Kulp, Roy Kolb, Walter Woessner, Lance Parson, and Kathryn Alexis.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

CITIZENS COMMENTS

There was no public comment.

1. MINUTES

Mr. Woessner moved to approve the second draft of the minutes of the October 5, 2006 workshop meeting as amended. Mrs. Alexis seconded the motion. Mr. Kolb abstained due to his absence at the October 5, 2006 workshop meeting. The motion carried with a 4-0-1 vote. Amendments being under subheading, Citizens Comments, in the last sentence change 'provided' to 'provide', under subheading, Consideration of Review of the Sign Ordinance, in the fifth sentence change 'sign' to 'signs'

2. CONSTABLE, GLOCKER AND DAYLOR (Bard Road)

Mr. Woessner moved to recommend final plan approval for the Constable, Glocker and Daylor minor subdivision in accordance with draft resolution dated October 6, 2006. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

3. HIDDEN ACRE ESTATES (Kulp Road)

Mr. Anthony Hibbeln of Hibbeln Engineering and Mr. Unruh, counsel for the applicant were present. There was a discussion regarding a blanket easement. The Planning Commission was not in favor of a blanket easement. There was discussion regarding replacement trees. The Planning Commission recommended the applicant work with the Township Planner on the tree replacement issues.

4. PHILOMENO AND SALAMONE (Wells Road)

Mr. Wayne Long of Robert Blue and Mr. Perry Morgan were present. There was a discussion of the Philomono and Salamone conceptual plan for residential/commercial units on Wells Road near Linfield Road. The proposed development is located in a flood plain. The Planning Commission expressed flooding and traffic concerns.

5. WINEBERRY ESTATES (Maack Road)

Mr. Michael Gambone of Gambone Development Group and Mr. Stephen Kalis, counsel for the applicant were present.

There was a review of Wineberry Estates preliminary plan dated August 3, 2006 in accordance with Township Engineer letter dated October 4, 2006, Traffic Engineer letter

dated October 6, 2006 and Township Planner letter dated October 5, 2006 and waivers were discussed.

Mr. Woessner moved to recommend waiver from Section 403.1.D of the Subdivision and Land Development Ordinance to allow Lot 4 to have a 0.92 lot depth/width ratio, Lot 7 to have a 0.65 lot depth/width ratio, Lot 8 to have a 0.71 lot depth/width ratio, Lot 9 to have a 0.76 lot depth/width ratio, Lot 11 to have a 3.35 lot depth/width ratio, and Lot 12 to have a 0.92 lot depth/width ratio. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Woessner moved to recommend waiver from Section 416.1 of the Subdivision and Land Development Ordinance to allow curbs to not be installed on the southeast side of Maack Road along the frontages of Lots 10, 11 and 12. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Woessner moved to recommend waiver from Section 418.2 of the Subdivision and Land Development Ordinance to allow sidewalk to not be installed on the southeast side of Maack Road along the frontages of Lots 10, 11 and 12. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote.

Mrs. Alexis moved to recommend waiver from Section 418.5 of the Subdivision and Land Development Ordinance to allow a 2.33' separation instead of 3' on the northwest side of Maack Road along the frontages of Lots 1, 2 and 9. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Woessner moved to recommend waiver from Sections 426.3(4) and 426.4(E) of the Subdivision and Land Development Ordinance to allow a walking trail to not be installed and/or constructed within the proposed walking trail/open space easement areas on Lot Nos. 11 and 12, contingent upon Note No. 20 on Sheet 3 being modified to read as follows for full consistency with previous Board discussion: "Signs shall be installed on Lots 11 and 12 at the beginning of construction to identify the existence and location of the Walking Trail/Open Space Easement on said lots.". Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Woessner moved to recommend waiver from Section 121.5.B(8) of the Subdivision and Land Development Ordinance to allow a modified Type 'M' inlet top for inlet B4 to include a weir, provided that the weir also include a trash rack. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote.

Mrs. Alexis moved to recommend waiver from Section 134.2.D(6) of the Subdivision and Land Development Ordinance to allow finished grade on the Post Construction Stormwater Management Plan to be shown at 2' contour intervals.. Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote.

There was a review of the various consultant letters. The Planning Commission requested the Township Planner provide a recommendation for a reforestation plan. Mr. Woessner inquired about the swale easements.

6. STONE/MANLEY TRACT (Ellis Woods Road)

Mrs. Wendy Manley of Manley Consultants, Inc. was present.

There was a review of the Stone/Manley sketch plan dated August 29, 2006 in accordance with Township Engineer letter dated October 6, 2006 and Township Planner letter dated October 9, 2006. Waiver requests were also discussed.

Waivers from Sections 702.1A, 303.3.B(2) and 304.3.A(18) of the Subdivision and Land Development Ordinance were tabled.

Mr. Woessner moved to recommend waiver from Section 303.A(11) of the Subdivision and Land Development Ordinance to allow the schematic layout required as part of the 4-step design process to not be prepared. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Woessner moved to recommend waiver from Sections 303.3.A(13) and 426 of the Subdivision and Land Development Ordinance to allow open space to be addressed on the Enclave at Ellis Woods plan since the Stone/Manley tract will be joined to the Enclave. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

7. NEUMAN SUBDIVISION (Route 23 and Brownbacks Church)

Mr. Gary Gaboriault and Mr. Joe Caroley of West Gate Land Development, Inc. and Mike Sidol of Wilkinson Associates were present.

There was a discussion regarding the status of the Neuman Subdivision plan and the Township Manager memo dated October 6, 2006. There were no updated plans or review letters presented to the Planning Commission for review. The Planning Commission noted that the memo indicated the applicant is to reapply due to substantial changes made to the plan and recommended the applicant contact the Township Manager.

8. TELVIL HALL (Creamery Road)

Mr. Bryan Hunsberger of Telvil Corporation and Mr. Matt Mack of Ludgate Engineering were present.

There was a review of the Telvil Hall preliminary plan dated September 5, 2006 in accordance with Township Engineer letter dated October 9, 2006, Traffic Engineer letter dated October 6, 2006 and Township Planner letter dated October 6, 2006 and waivers were also discussed.

Mr. Woessner moved to recommend waiver from Section 406.7 of the Subdivision and Land Development Ordinance to allow no cartway or shoulder widening along the Ellis Woods

Road frontage contingent upon the applicant furnishing the township with a fee-in-lieu of road widening. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Kulp moved to recommend waiver from Section 416.1 of the Subdivision and Land Development Ordinance to allow curbs to not be installed along the Creamery Road and Ellis Woods Road frontage. Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote.

Mrs. Alexis moved to recommend waiver from Section 418.2 of the Subdivision and Land Development Ordinance to allow sidewalks to not be installed along the Creamery Road and Ellis Woods Road frontage. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote.

Mrs. Alexis moved to recommend waiver from Section 420 of the Subdivision and Land Development Ordinance to allow the existing wall along the Creamery Road frontage of Lots N1 and N2 to remain, contingent upon satisfactory safe sight distances being provided along Creamery Road to the satisfaction of the Township Traffic Engineer. Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Woessner moved to recommend waiver from Section 403.1.D of the Subdivision and Land Development Ordinance to allow the depth of Lot N1 to be more than 3 times its lot width and it was recommended that Lot N1 be deed restricted from any further subdivision. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Waivers from Sections 421.11.C and 421.11.D of the Subdivision and Land Development Ordinance were pulled and the applicant will perform the required perk tests.

The Planning Commission suggested the applicant discuss open space issues with the Park and Recreation Committee.

9. SPRINT SPECTRUM (Faulk Property)

Mr. Roger Johnson, Jr., engineering representative and Mr. Bradford Lare, counsel for the applicant were present.

There was a review of Sprint Spectrum sketch plan dated August 22, 2006 in accordance with Township Engineer letter dated October 2, 2006 and Township Planner letter dated October 10, 2006 and waivers were discussed.

Mr. Woessner moved to recommend waiver from Section 303.3.B of the Subdivision and Land Development Ordinance to allow a Site Analysis Plan to not be prepared. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Kulp moved to recommend waiver from Section 304 of the Subdivision and Land Development Ordinance to allow the application to proceed concurrently as a preliminary/final plan following the Board's approval of the sketch plan. Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Woessner moved to recommend waiver from Section 301.3.B of the Subdivision and Land Development Ordinance to allow the application to be classified as a minor subdivision as opposed to a major subdivision. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote.

The Planning Commission noted that the subdivision is creating an illegal lot and questioned the need for subdivision for this project. Clarification on such issue was requested.

10. GREEN ACRES (Bethel Church Road)

Mr. Kulp moved to accept for review the Green Acres preliminary plan dated June 9, 2006.

Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Mrs. Alexis moved to accept the Memo WJW61001 dated October 11, 2006, last set of notes from review of sign ordinance. Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Woessner moved to recommend zoning map change Option 2 for the Strutynski rezoning request bringing the district change line to Sanatoga Road. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

The next monthly meeting will be held November 15, 2006 at 7:00 p.m.

ADJOURNMENT

Mr. Kulp moved to adjourn the monthly meeting at 11:00 p.m. Mr. Woessner seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary